

IN RE: PETITION FOR ADMINISTRATIVE
ZONING VARIANCE
NEC Riverside and Nicholson
Roads
401 Riverside Road
15th Election District
5th Councilmanic District
Edward Wickman, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 93-69-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (above ground pool) to be located partially within the side yard, in lieu of the third of the lot farthest removed from any street, as more particularly described on Petitioners' Exhibit No. 1.

The Petitioners having filed a Petition for Residential Variance, and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, including letters in support for the Petition from their immediate neighbors, and the photographs presented, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photos, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict

compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

This property lies within close proximity to Back River and is, therefore, subject to the Chesapeake Bay Critical Area legislation found within Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management will submit recommendations which describe what steps the Petitioner must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and
- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variances should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of Oct., 1992 that the Petition for a Variance from Section 400.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (above ground pool) to be located partially within the side yard, in lieu of the third of the lot farthest removed from any street, in accordance with Petitioners' Exhibit No. 1, is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. Compliance with the Department of Environmental Protection and Resource Management recommendations to be submitted upon completion of their review of this matter.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES/mm

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 6, 1992

Mr. and Mrs. Edward L. Wickman, Jr.
401 Riverside Road
Baltimore, Maryland 21221

RE: Petition for Administrative Zoning Variance
Case No. 93-69-A

Dear Mr. and Mrs. Wickman:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmm
encl.

PETITION FOR ADMINISTRATIVE VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, petition for a Variance from Section 400.1 TO PERMIT AN ACCESSORY STRUCTURE (ABOVE GROUND POOL) TO BE LOCATED PARTIALLY WITHIN THE SIDE YARD (SEE) IN LIEU OF THE THIRD OF THE LOT FARTEST REMOVED FROM ANY STREET. We are being given an above ground swimming pool that is 20' x 40' including decking. Because we have a corner lot, approximately 1/3 of the pool is located on the 10' wide strip of the length of the pool, we need a side yard variance.

Property is to be advertised and/or posted as prescribed by Zoning Regulations.

I/we agree to pay expenses of the above posting and, if necessary, advertising, upon filing of this petition, and further agree to and am to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser:

(Type or print name)

(Signature)

Address

City State Zip Code

Attorney for Petitioner:

(Type or print name)

(Signature)

Address

City State Zip Code

A PUBLIC HEARING HAVING BEEN REQUESTED AND/OR FOUND TO BE REQUIRED, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 19th day of August, 1992, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

RECEIVED BY: JCM DATE: 8-27-92
ESTIMATED POSTING DATE: ESTIMATED CLERK DATE: 77

1407182

AFFIDAVIT
IN SUPPORT OF ADMINISTRATIVE VARIANCE

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) here competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 401 Riverside Rd, Baltimore MD 21221

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Please describe in detail the facts upon which you base your request.)

We are being given an above ground swimming pool that is 20' x 40' including decking. Because we have a corner lot, approximately 1/3 of the pool is located on the 10' wide strip of the length of the pool, we need a side yard variance.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

Edward L. Wickman Jr.
Francine M. Wickman

STATE OF MARYLAND, COUNTY OF BALTIMORE, ss: I, KAREN R. SUTAN, a Notary Public of the State of Maryland, do hereby certify, this 19th day of August, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared EDWARD L. WICKMAN JR. + FRANCINE M. WICKMAN

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of their knowledge and belief.

AS WITNESSES my hand and Notarial Seal. 8-19-92

My Commission Expires: NOV 1, 1994

Zoning Description for 401 Riverside Road

Beginning at a point on the N.E. corner of Riverside & Nicholson Roads which are 50 R/WS. Being part of Lot #52, Section #D in the subdivision of Back River Highlands as recorded in Baltimore County Plat Book #4, Folio #64, containing 0.483 AC +/- Also known as 401 Riverside Road and located in the 15th Election District.

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 15th Date of Posting: 8/19/92
Posted for: Variance
Petitioner: Edward L. Wickman Jr.
Location of property: NEC Riverside & Nicholson Roads
Location of signs: Facing road way on property
Remarks: Public Hearing
Posted by: [Signature] Date of return: 8/19/92
Number of Signs: 1

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 8/31/92 Account: R-001-6150
PAID PER HAND WRITTEN RECEIPT DATED 8/27/92 Number: H9300077
PUBLIC HEARING FEES QTY PRICE
010 -ZONING VARIANCE (IRL) 1 X \$50.00
080 -POSTING SIGNS / ADVERTISING 1 X \$35.00
TOTAL: \$85.00
LAST NAME OF OWNER: WICKMAN, JR.

Cashier Validation

Please Make Checks Payable To: Baltimore County

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 8-27-92 Account: R-001-6150
Pet. EDWARD WICKMAN, JR. Number: H9300077
SHE/ADDRESS 401 RIVERSIDE RD.
C.D.: 5
E.D.: 15
Admin. V.: \$85.00

04A048002N1CHRC \$85.00
BA C002142PH08-27-92
Please Make Checks Payable To: Baltimore County

111 West Chesapeake Avenue
Towson, MD 21204

September 19, 1992

(410) 887-3353

Mr. & Mrs. Edward L. Wickman, Jr.
401 Riverside Road
Baltimore, MD 21221

RE: Item No. 77, Case No. 93-69-A
Petitioner: Edward L. Wickman, et ux
Petition for Administrative Variance

Dear Mr. & Mrs. Wickman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this
27th day of August, 1992

Received By:

Chairman,
Zoning Plans Advisory Committee

Petitioner: Edward L. Wickman, et ux

Petitioner's Attorney:

Printed on Recycled Paper

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature _____ Date 9/14/92

Project Name Waiver Number Zoning Issue Meeting Date

Stonegate at Patapsco (Azreal Property)
90476
ZON DED TE (Waiting for developer to submit plans first) 6-1-92

COUNT 1

✓ Golden Ring Mall Company Limited Partnership	60	9/8/92	NC
DED DEPRM RP STP TE			
John Dietsch	61		Comment
DED DEPRM RP STP TE			
Happy Hollow Associates	75		Comment
DED DEPRM STP RP TE			
✓ Stephen M. and Diane A. Dansicker	76		NC
DED DEPRM RP STP TE			
✓ Edward L. and Francine M. Wickman	77		NC
DED DEPRM RP STP TE			
✓ Charles W. Berg And Willie D. Graves	78		NC
DED DEPRM RP STP TE			
✓ Daniel W. and Evelyn J. Eckert	79		NC
DED DEPRM RP STP TE			
Leonard Stoler	80		Comment
DED DEPRM RP STP TE			
Edward and Ceola Wright	81		Comment
DED DEPRM RP STP TE			
Edward K. and Diana J. Hensler	82		Comment
DED DEPRM RP STP TE			
Marvin and Hild Zentner and Amir Aviram	83		Comment

COUNT 11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: September 10, 1992

FROM: Ervin Mc Daniel, Chief
Office of Planning and Zoning
Development Review Section

SUBJECT: Petitions from Zoning Advisory Committee
September 8, 1992

The Office of Planning and Zoning has no comments on the following petitions:

Terry and Joan Greenwood, Item No. 58 ✓
John Dietsch, Item No. 61 ✓
Stephen and Diane Dansicker, Item No. 76 ✓
Edward and Francine Wickman, Item No. 77 ✓
Charles Berg and Willie Graves, Item No. 78 ✓
Edward and Ceola Wright, Item No. 81 ✓

If there should be any further questions or if this office can provide additional information, please contact Francis Morsay in the Office of Planning at 887-3211.

Prepared by: _____

Division Chief: _____

EMcD/FM: rdn

ITEM584/ZAC1

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature _____ Date 9/14/92

09/14/92

Project Name Waiver Number Zoning Issue Meeting Date

Stonegate at Patapsco (Azreal Property)
90476
ZON DED TE (Waiting for developer to submit plans first) 6-1-92

COUNT 1

✓ Golden Ring Mall Company Limited Partnership	60	9/8/92	NC
DED DEPRM RP STP TE			
✓ John Dietsch	61		NC
DED DEPRM RP STP TE			
✓ Happy Hollow Associates	75		NC
DED DEPRM STP RP TE			
✓ Stephen M. and Diane A. Dansicker	76		NC
DED DEPRM RP STP TE			
✓ Edward L. and Francine M. Wickman	77		NC
DED DEPRM RP STP TE			
✓ Charles W. Berg And Willie D. Graves	78		NC
DED DEPRM RP STP TE			
✓ Daniel W. and Evelyn J. Eckert	79		NC
DED DEPRM RP STP TE			
✓ Leonard Stoler	80		NC
DED DEPRM RP STP TE			
✓ Edward and Ceola Wright	81		NC
DED DEPRM RP STP TE			
✓ Edward K. and Diana J. Hensler	82		NC
DED DEPRM RP STP TE			
✓ Marvin and Hild Zentner and Amir Aviram	83		NC

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901
Towson, MD 21204-5500

SEPTEMBER 9, 1992

(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: EDWARD L. WICKMAN, JR. AND FRANCINE M. WICKMAN

Location: #401 RIVERSIDE ROAD

Item No.: *77 (JCM) Zoning Agenda: SEPTEMBER 8, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: _____
Planning Group
Special Inspection Division

JP/KEK

RECEIVED
SEP 10 1992
ZONING OFFICE

Development Review Committee Response Form
Authorized signature _____ Date 9/14/92

Project Name Waiver Number Zoning Issue Meeting Date

✓ Golden Ring Mall Company Limited Partnership	60	9/8/92	No Comment
DED DEPRM RP STP TE			
✓ John Dietsch	61		No Comment
DED DEPRM RP STP TE			
✓ Happy Hollow Associates	75		No Comment
DED DEPRM STP RP TE			
✓ Stephen M. and Diane A. Dansicker	76		No Comment
DED DEPRM RP STP TE			
✓ Edward L. and Francine M. Wickman	77		No Comment
DED DEPRM RP STP TE			
✓ Charles W. Berg And Willie D. Graves	78		No Comment
DED DEPRM RP STP TE			
✓ Daniel W. and Evelyn J. Eckert	79		No Comment
DED DEPRM RP STP TE			
✓ Leonard Stoler	80		No Comment
DED DEPRM RP STP TE			
✓ Edward and Ceola Wright	81		No Comment
DED DEPRM RP STP TE			
✓ Edward K. and Diana J. Hensler	82		No Comment
DED DEPRM RP STP TE			
✓ Marvin and Hild Zentner and Amir Aviram	83		No Comment
DED DEPRM RP STP TE			

COUNT 11

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Mr. Arnold E. Jablon, Director
Office of Zoning Administration
and Development Management

DATE: October 14, 1992

FROM: J. James Dieter

SUBJECT: Petition for Zoning Variance - Item 77
Wickman Property
Chesapeake Bay Critical Area Findings

SITE LOCATION

The subject property is located at 401 Riverside Road. The site is within the Chesapeake Bay Critical Area and is classified as an Intensely Developed Area (IDA).

APPLICANT'S NAME Edward L. Wickman

APPLICANT PROPOSAL

The applicant has requested a variance from section 400.1 of the Baltimore County Zoning Regulations to permit an accessory structure (above ground pool) to be located partially within the side yard in lieu of the third of the lot farthest removed from any street.

GOALS OF THE CHESAPEAKE BAY CRITICAL AREA PROGRAM

In accordance with the Chesapeake Bay Critical Area Program, all project approvals shall be based on a finding which assures that proposed projects are consistent with the following goals of the Critical Area Law:

1. "Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands;
2. Conserve fish, wildlife and plant habitat; and
3. Establish land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts." <COMAR 14.15.10.01.0>

REGULATIONS AND FINDINGS

1. Regulation: "New development and redevelopment within the IDA shall use Best Management Practices or other technology which reduces pollutant loadings by 10% of the on-site level prior to new development or redevelopment" <Baltimore County Code Section 26-452(a)>.

2. Policy

All development must comply with the IDA requirements.

For residential development through building permits, minor subdivisions, and zoning variance findings, compliance will be through:

- Installation of modified infiltration devices to treat rooftop runoff, with overflow directed across vegetated areas; and
- The planting of woody vegetation selected from the appropriate plant association list of the Forest Establishment Manual in accordance with the Forest Cover Formula as given in the Forest Protection Policies, with a minimum area equal to at least 15% of the lot or a maximum area equal to the proposed impervious surface coverage.

Finding: The proposed construction will add 800 square feet of impervious surface to the 21,000 square foot property. Decking is not shown; however, a standard three foot deck on all sides would bring the impervious surface addition to 1196 square feet. This would require drywell capacity of 50 cubic feet or 125 cubic feet depending upon the drywell design selected. Adequate vegetation exists to meet the 15% planting requirement; however, the pool location appears to require the loss of at least one holly tree. Any trees and shrubs lost through construction shall be replaced. The installation of adequately sized drywells and the replacement of all trees and shrubs removed for construction will bring the development into compliance with the regulation and policy.

CONCLUSION

The Zoning Variance shall be conditioned so the project proposal is in compliance with the Chesapeake Bay Critical Area Regulations and Findings listed above. This proposal will comply with Chesapeake Bay Critical Area

Regulations if it is conditioned to meet the requirements noted in the Findings. If there are any questions, please contact Ms. Patricia M. Farr at 887-2904.

J. J. SBA
J. J. SBA, Director
Department of Environmental Protection
and Resource Management

JJD:SBA:tjl

WICKMAN/MQCBCA



111 West Chesapeake Avenue
Towson, MD 21204

September 2, 1992

(410) 887-3353

Edward and Frances Wickman
401 Riverside Road
Baltimore, Maryland 21221

Re: CASE NUMBER: 93-69-A
LOCATION: 800 Riverside and Nicholson Roads
401 Riverside Road
15th Election District - 5th Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reaffirmation regarding the administrative process.

1) Your property will be posted on or before September 13, 1992. The closing date is September 28, 1992. The closing date is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by order of the Commissioner), the property will be reported and notice of the hearing will appear in two local newspapers. Charges related to the reporting and advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

Laurence E. Schmidt
Laurence E. Schmidt
Zoning Commissioner, Baltimore County

Printed on Recycled Paper

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 401 Riverside Road
Subdivision name: BACK RIVER WISCONSIN
plat book # 4, folios 64, 65, 66, sections D

OWNER: Edward and Frances Wickman, Jr.
Michael Gedock #15-06-101070
Linda SBBs Folio 0685

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE AVE

405 401 403 404 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500

45' 104' 168' 107' 41' 2060' To 60' MACE A



BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION

ESSEX

SHEET

N.E.
2-6